



Addington Grove, Sydenham

Offers In Excess Of £700,000



Property Summary

Propertyworld is proud to offer this stunning THREE bedroom DETACHED house to the sales market. This gorgeous & RARE house benefits from OFF STREET PARKING for two cars, a charming rear garden, beautifully proportioned accommodation throughout and a stunning interior. Flooded in light, the house is ideal for couples and families, looking for somewhere special, somewhere beautiful but somewhere homely. Located in a residential cul de sac in the heart of SYDENHAM, the house is well served by lots of local amenities, schools, cafes, restaurants and transport links.

The details include: you enter the house via a small but very convenient porch to front - ideal for coats, boots and prams. On entering the house proper, you are hit instantly by the mix of style and design with an obvious focus on high quality materials and finish. The room blends grandeur and warmth with beautifully panelled walls, feature fireplace, neutral decor and a gorgeous wood floor. Leading into the "wow" kitchen... the ground floor is ideal for modern living with a separate but open plan layout... perfect for families and couples. The kitchen is fabulous with an extensive range of wall and base shaker style units, granite worktop, integrated appliances, beautiful RANGECOOKER and much else. Leading from the kitchen is the "chapel" - a stunning and unique architecturally designed dining space with a wall of glass doors looking into the rear garden & banquet seating. On the first floor, there are THREE bedrooms - 2 x dbs, 1 x sgl/office - all beautifully presented, fabulous and in keeping with the style of this super house. The family bathroom includes a three piece suite, shower over bath, tiled walls and tiled floor.

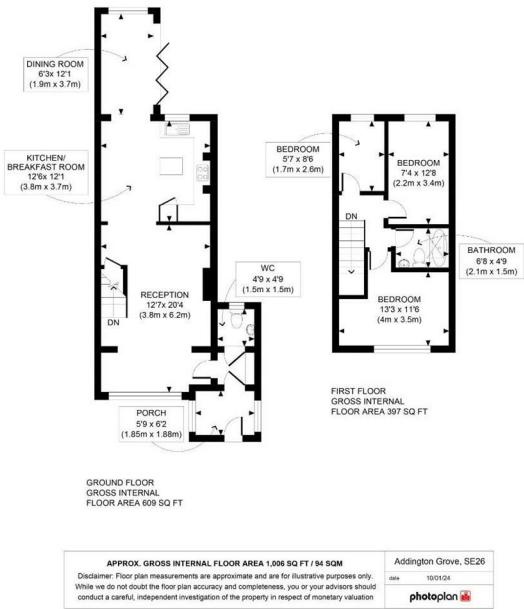
This is a truly unique and stunning house. It deserves your attention. Call Propertyworld on 0208 488 0011 to view.

Our Vendor Loves...

We had viewed lots of places that all felt very similar before we came across this house. As soon as we viewed it we instantly loved how unique it was - we had never expected to find a detached cottage right in the middle of Sydenham. As a former Victorian Coach house it has always really felt like the house has loads of character and we've loved renovating and restoring it over the years to make it into a really homely and cosy. The sociable layout has been great for us and we've loved throwing the bi-fold doors open and hosting many barbeques and lunches with friends in the sun out on the decking. It's such a great space for entertaining. We've always felt like the location here is the best of both worlds, being a short stroll to the high street with its pubs, cafes and shops, as well as just a stones throw from the greenery of Mayow Park. It's great for grabbing a coffee from the park cafe on the way into the office or for lunchtime runs when working from home.

Property Summary

- Three bedroom house
- Period property
- DETACHED house
- OFF STREET PARKING
- Stunning interior
- Fabulous cul de sac location
- Stylish and flooded in light
- RARE opportunity
- MUST BE VIEWED
- EPC rating is C, council tax is C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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